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Planning Commission Continuance

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: SYDNEY BETHEL, PLANNER II *SDB*
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THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *A*
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MEETING DATE: OCTOBER 7, 2020

SUBJECT: UP20-27, SPEEDWAY CONVENIENCE - 24-HOUR OPERATION

STRATEGIC INITIATIVE: Exceptional Built Environment

Allow for the development of a commercial center to provide commercial services to the community.

REQUEST

UP20-27, Speedway Convenience- 24-Hour Operation: a Conditional Use Permit for approx. 3.9 acres generally located at the southwest corner of Lindsay and Germann Roads, to allow increased hours of operation in the Neighborhood Commercial (NC) zoning district, subject to conditions.

RECOMMENDED MOTION

Move to continue UP20-27, Speedway Convenience-24-Hour Operation to November 4, 2020.

APPLICANT

Company: Hunter Engineering, Inc.
 Name: Michael Buschbacher II, AICP
 Address: 10450 N. 74th St. #200
 Scottsdale, AZ 85258
 Phone: (480) 991-3985
 Email: mbuschbacher@hunterengineeringpc.com

OWNER

Name: Ned Barnes
 Address: 1332 Main St., Suite 225
 Columbia, SC 29201
 Phone: (803) 254-0350
 Email: ned@croslandbarnesgroup.com

BACKGROUND/DISCUSSION**History**

Date	Description
<i>February 15, 2005</i>	Town Council adopted Annexation (A04-07), Ordinance No. 1627, annexing 12.47 acres.
<i>February 15, 2005</i>	Town Council adopted Resolution No.2568 in case GP04-07, reclassifying 6 acres from Residential > 2-3.5 DU/Acre to Neighborhood Office (NO).
<i>February 15, 2005</i>	Town Council adopted Ordinance No. 1634 in case Z04-11, rezoning 12.47 acres from Agricultural (AG) and R-43 (County) to Neighborhood Office (NO) and Neighborhood Commercial (NC).
<i>March 9, 2006</i>	Design Review Board approved Lindsay Groves DR05-88, for an office development and future commercial development.
<i>September 2 ,2020</i>	Planning Commission heard DR20-94, UP20-26, UP20-27, and UP20-28 for Speedway Convenience Store as a Study Session item.

Overview

The applicant is proposing two (2) stand-alone buildings which are planned to be developed in two (2) phases. Phase I includes a 4,608 sf convenience store and fueling facility which is intended to be a Speedway gas station and the second phase contains a 3,083 sf quick service restaurant with a drive-through. The subject site is located at the southwest corner of Lindsay and Germann Roads and is approximately 3.92 acres. The site was originally part of a master site plan, Lindsay Groves (DR05-88), which encompassed the site and the office development to the south. The office development to the south, Lindsay Groves Professional Plaza, was constructed around 2008 but the commercial component of the master site plan (subject site) never came to fruition. The applicant has requested the continuance on behalf of their client to accommodate an internal project timeline for the development.

The applicant is requesting a Conditional Use Permit (CUP) to allow a 24-Hour Operations in the Neighborhood Commercial (NC) zoning district to continuously operate a gas station with a convenience store and fueling station. A separate Design Review (DR20-94) application has been submitted for the site plan and building design and two (2) additional CUP applications have been submitted to allow a Fueling Facility (UP20-26) and Restaurants,

Limited Service (UP20-28) in the Neighborhood Commercial (NC) zoning district. All four (4) submitted projects for the site are being reviewed concurrently.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Light Industrial (LI)	C-3 (County)	Germann Road then Vacant
South	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)	Lindsay Groves Professional Plaza
East	Residential>3.5-5	Single Family-6 (SF-6) with PAD overlay	Lindsay Road then Central Christian Church
West	Utility/Transportation Corridor (U/TC)	Public Facilities/Institutional (PF/I)	Eastern Canal
Site	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)	Vacant

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Building Area	-	4,608 sf (Convenience Store) 3,083 sf (Quick Service Restaurant)
Maximum Building Height (ft.)/(Stories)	25'/1 Story	25'-6"/1 Story*
Minimum Building Setback (ft.)		
Front	20'	20'
Side (Street)	15'	15'
Side (Non-residential)	10'	10'
Rear (Non-residential)	15'	15'
Separation Between Buildings (ft.) Single Story	10'	187'
Minimum Required Perimeter Landscape Area (ft.)		
Front	20'	20'
Side (Street)	15'	15'
Side (Non-residential)	10'	10'
Rear (Non-residential)	15'	15'
Landscaping (% of net lot area)	15%	51.86%
Off-Street Parking and Loading	1 space/100sf of convenience retail	46 Spaces Provided (Fueling Facility)

	sales, plus 2 spaces per service bay = 46 Spaces Required 1 space/100sf; plus 1 space/ 400sf of outdoor dining area = 31 Spaces Required 77 Spaces Required Total	31 Spaces Provided (Quick Service Restaurant) 77 Spaces Provided Total
Bicycle Parking	1 space for every 10 required vehicle parking spaces 8 Spaces Required	10 Spaces Provided

**LDC4. 102.C Parapet walls or cornices may project up to 5 feet above the base district height limit.*

STAFF RECOMMENDATION

Move to continue UP20-27, Speedway Convenience-24-Hour Operation to November 4, 2020.

Respectfully submitted,



Sydney Bethel
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map

Notice UP20-27: Speedway Convenience - 24-Hour Operation Attachment 1 - Notice of Public Hearing/Vicinity Map

PLANNING COMMISSION DATE:

Wednesday, October 7, 2020* TIME: 6:00 PM

LOCATION: Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. Please refer to the meeting agenda for methods of public participation, as permitted under Arizona state law.

***Call Planning Division to verify date and time: (480) 503-6721**

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

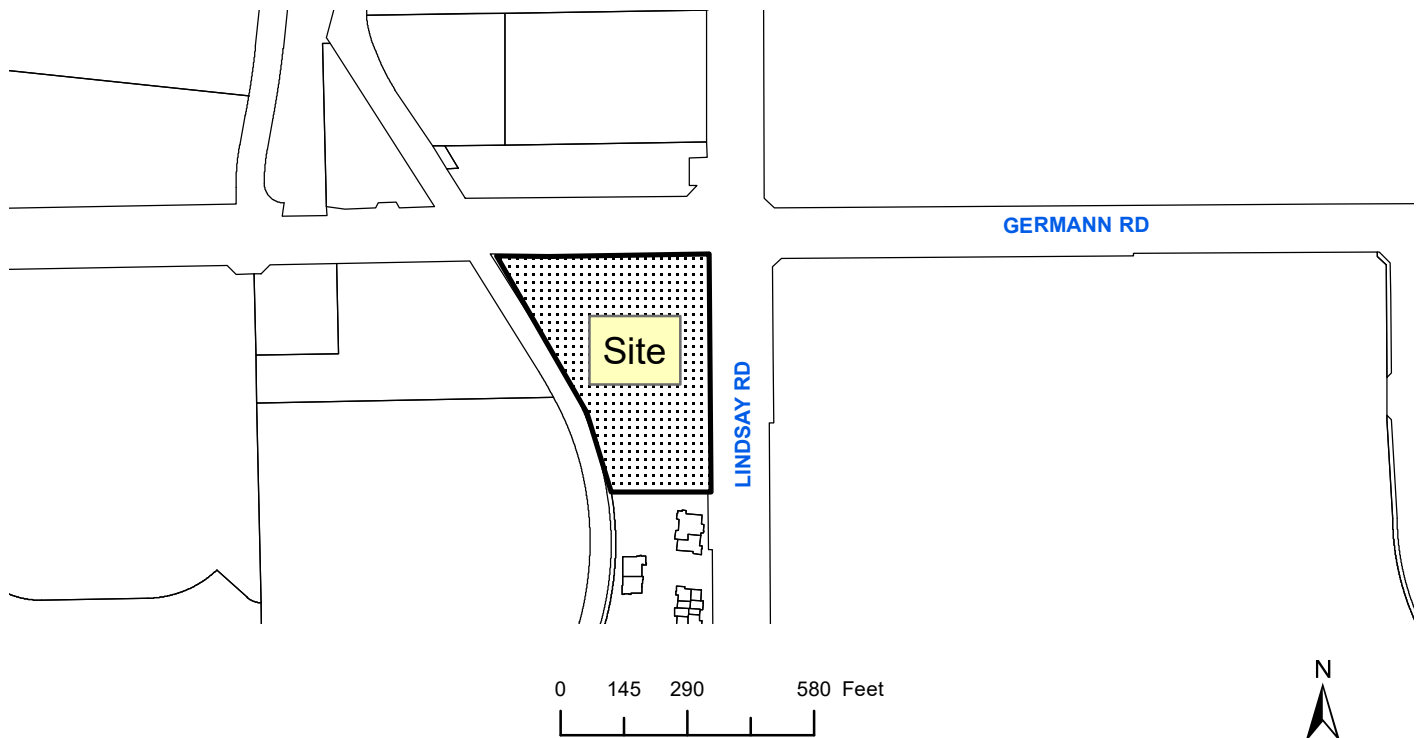
DR20-94 SPEEDWAY CONVENIENCE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approx. 3.9 acres, generally located at the southwest corner of Lindsay and Germann Roads, and zoned Neighborhood Commercial (NC).

UP20-26 SPEEDWAY CONVENIENCE - FUEL DISPENSING: Request to approve a Conditional Use Permit to allow a Fueling Facility on approx. 3.9 acres generally located at the southwest corner of Lindsay and Germann Roads, and zoned Neighborhood Commercial (NC) zoning district.

UP20-27 SPEEDWAY CONVENIENCE - 24-HOURS OPERATION: Request to approve a Conditional Use Permit to allow increased hours of operation on approx. 3.9 acres generally located at the southwest corner of Lindsay and Germann Roads, and zoned Neighborhood Commercial (NC) zoning district.

UP20-28 SPEEDWAY CONVENIENCE - LIMITED SERVICE RESTAURANT: Request to approve a Conditional Use Permit to allow Restaurants, Limited Service on approx. 3.9 acres generally located at the southwest corner of Lindsay and Germann Roads, and zoned Neighborhood Commercial (NC) zoning district.

SITE LOCATION:



APPLICANT: Hunter Engineering Inc.
CONTACT: Michael Buschbacher II, AICP
ADDRESS: 10450 N. 74th St., #200
Scottsdale, AZ 85258

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E-MAIL: mbuschbacher@hunterengineeringpc.com